

GENERAL NOTES

All rough grading shall be positive, draining away from all structures.

All stones larger than 1.5" diameter shall be removed from the growing medium.

Topsoil shall be provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.

All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.

Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.

Bark mulch is not to be placed above the root crown.

All plants shall at least conform to the minimum standard established by the american association of nurserymen.

Lawn areas are to be hydroseeded per manufacturer's specifications, OR EQUIVALENT. Remove all stones larger than 1" from lawn areas.

Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect.

If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.

The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.

The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.

During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to determine the cause of death.

Planting plan takes precedent when there is a discrepancy between plant quantities in the plant schedule and the plan.

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IRRIGATION ASSESSMENT

All proposed plants are native or have naturalized to the Pacific Northwest and are drought tolerant. Once established, irrigation will not be required. As necessary, tree bags will be provided for all proposed trees and filled from the months of June through September.

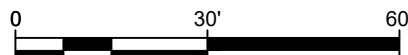
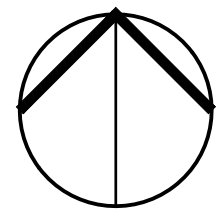
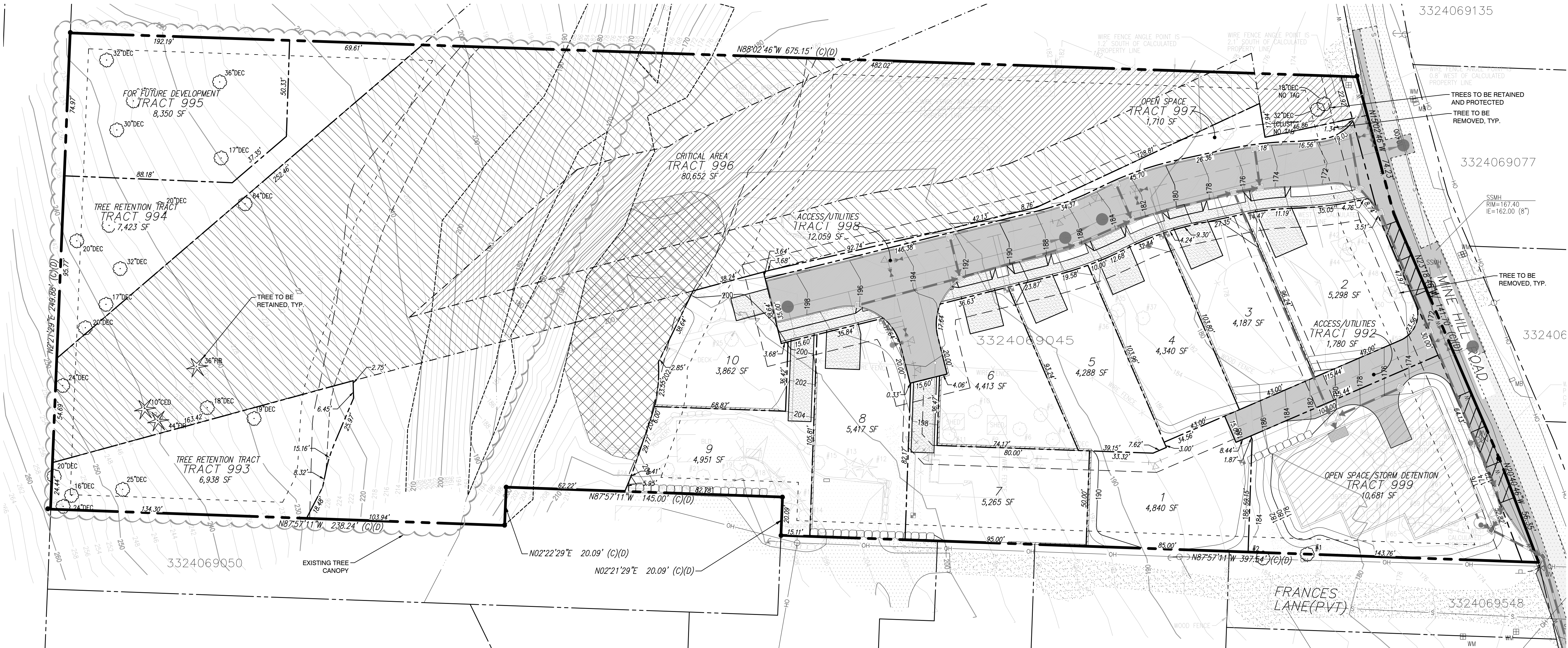
TREE CALCULATIONS

GROSS SITE AREA: 178,638 SF 4.10 AC  
NET DEVELOPABLE AREA: 81,920 SF

18.12.1385 Tree Retention Requirements: 30% of the total caliper (dbh) of all significant trees in developable site area.  
913 Viable inches x 30% = 274 inches retention required  
399 Viable inches retained in Tracts 993 and 994.  
(based on arborist report from Arbor Info, LLC dated July 24, 2020)

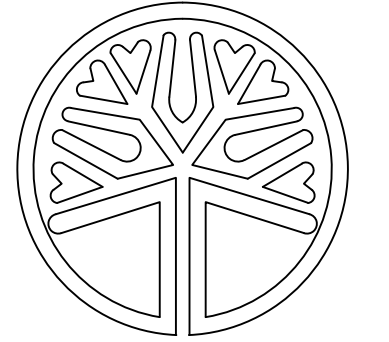
69 trees to be removed due to development within the net buildable area.  
Tree density within the proposed tree retention area (tracts 993 and 994) was calculated based on a sample of 0.3 acres on which all viable trees were measured for diameter.  
Measured Viable Diameters on 0.3 acres = 363 Inches.  
Total Viable Inches (Tract 993 and 994 = .33/.30 x 363 = 399 Viable Inches

18.12.1370 Minimum Tree Density Requirements: min. tree density shall be maintained in the developable site area of all developed sites. The tree density may consist of existing significant trees (tract 993 and tract 994), replacement trees, or a combination of both.  
Single Family Lots: 2 significant trees per 5,000 sq ft.  
Developable Area = 81,920 sf  
81,963 sf / 5000 sf x 2 = 33 trees required  
33 trees provided (22 replacement + 11 retained trees)



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STATE OF  
WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
KRISTAL LOWE  
LICENCE NO. 1206

REVISIONS:

#	DESCRIPTION	DATE
1	CITY COMMENTS	6-11-21

EDWARDS PROPERTY  
240 SW FRANCIS LN  
ISSAQUAH, WA 98027

DRAWING TITLE:  
LANDSCAPE PLAN

APPLICANT:

SUPERIOR STEEL  
AND  
IRONWORKERS, INC.

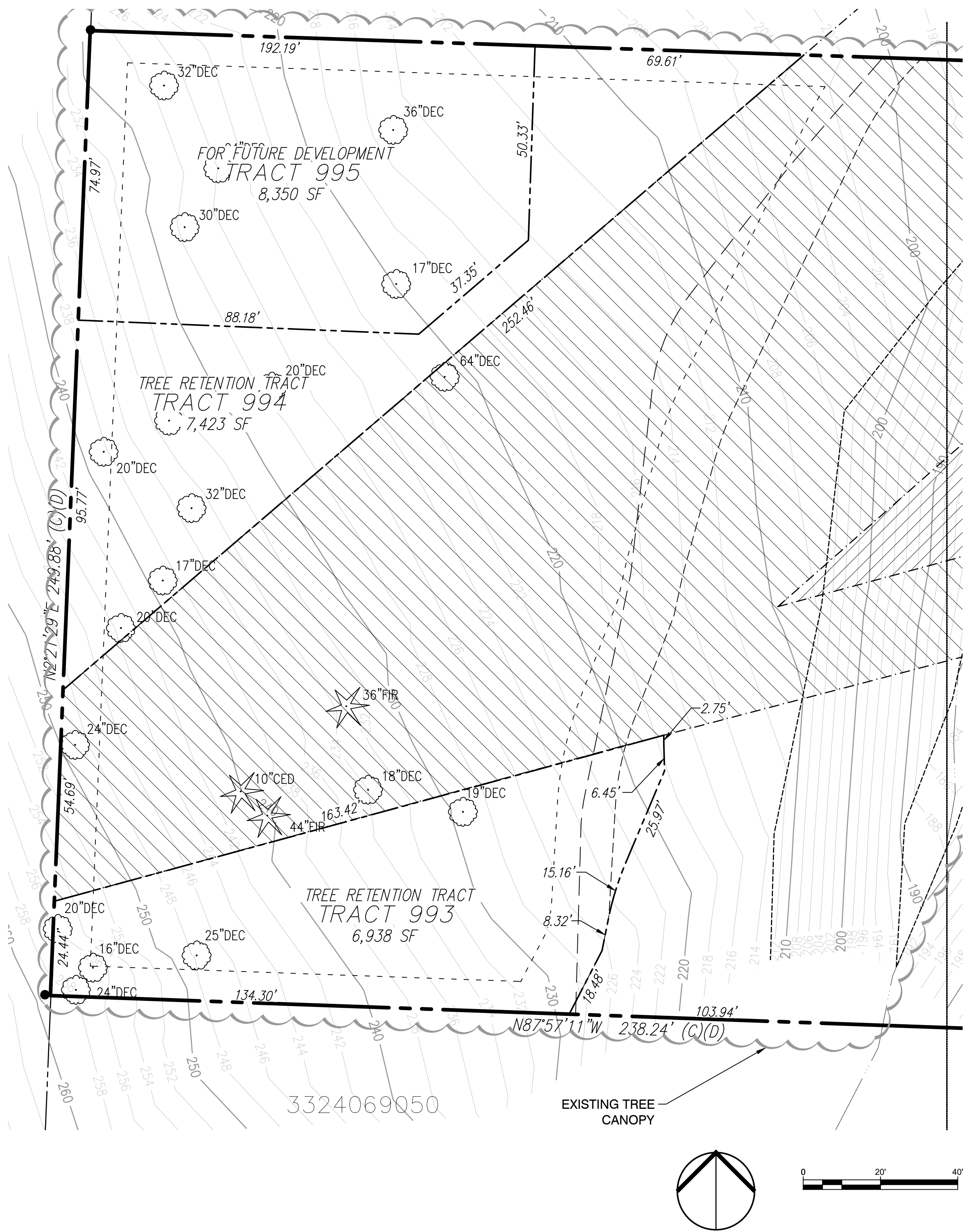
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DRAWN BY: MY  
CHECKED BY: KL

DATE:  
JULY 28, 2020

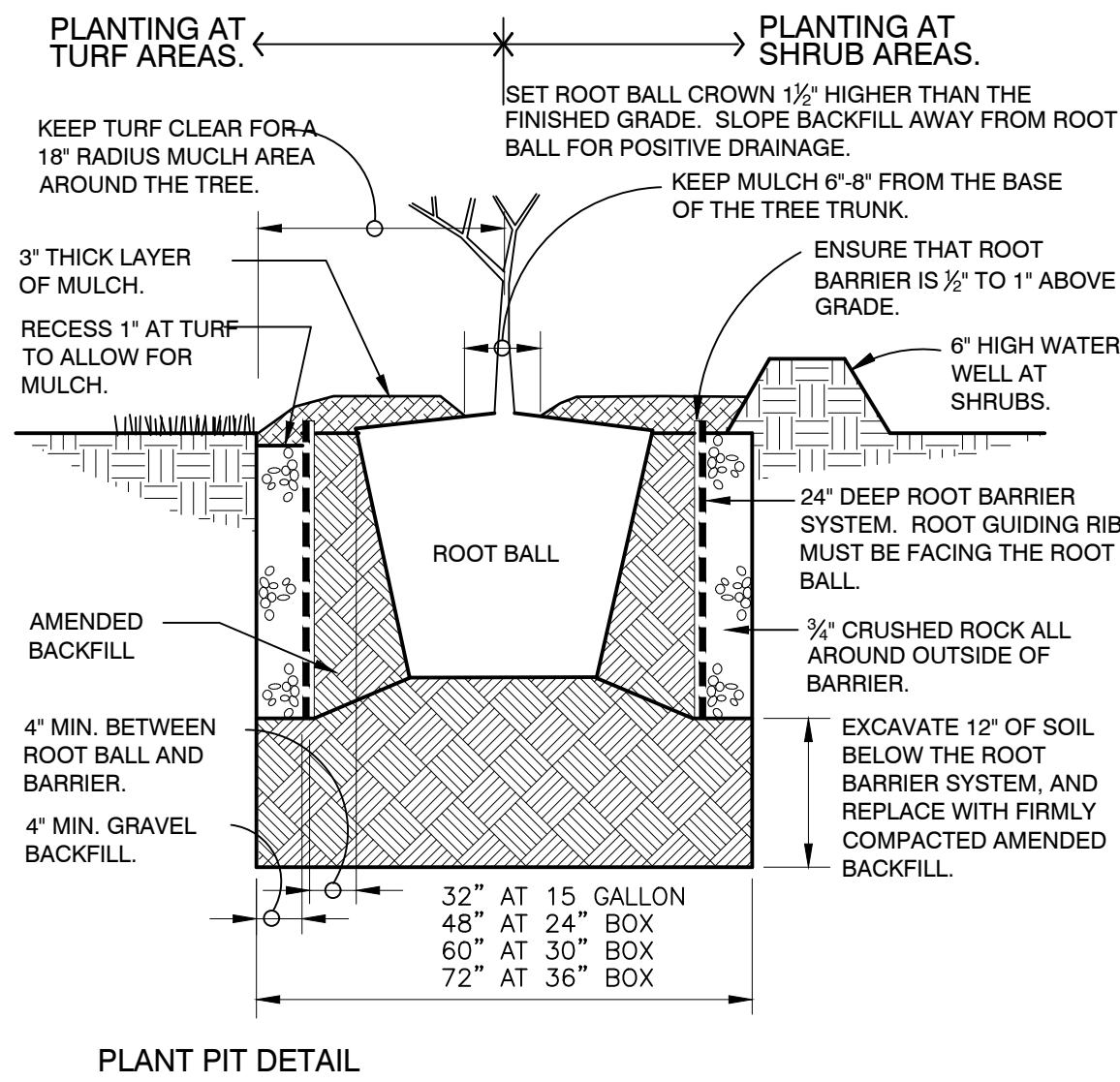
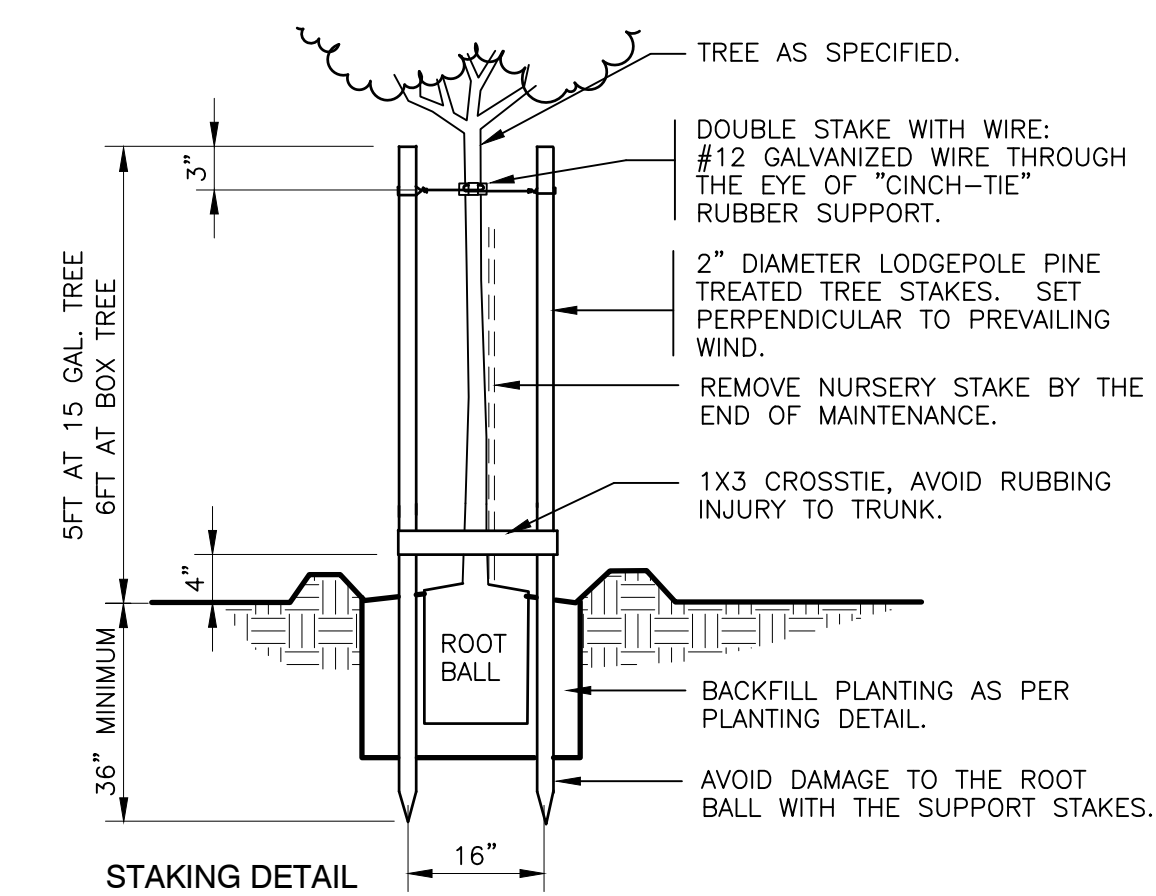
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OF 3



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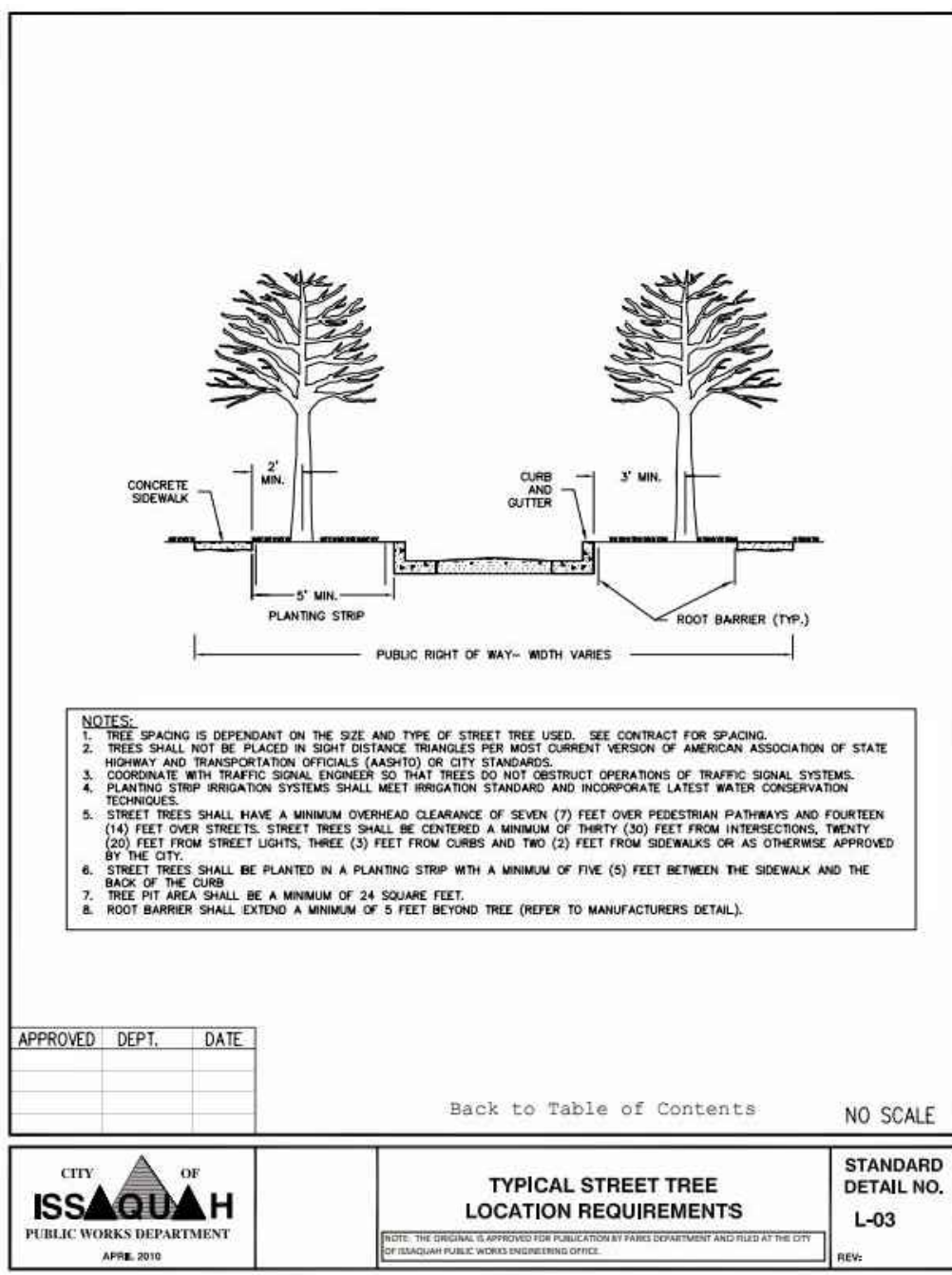
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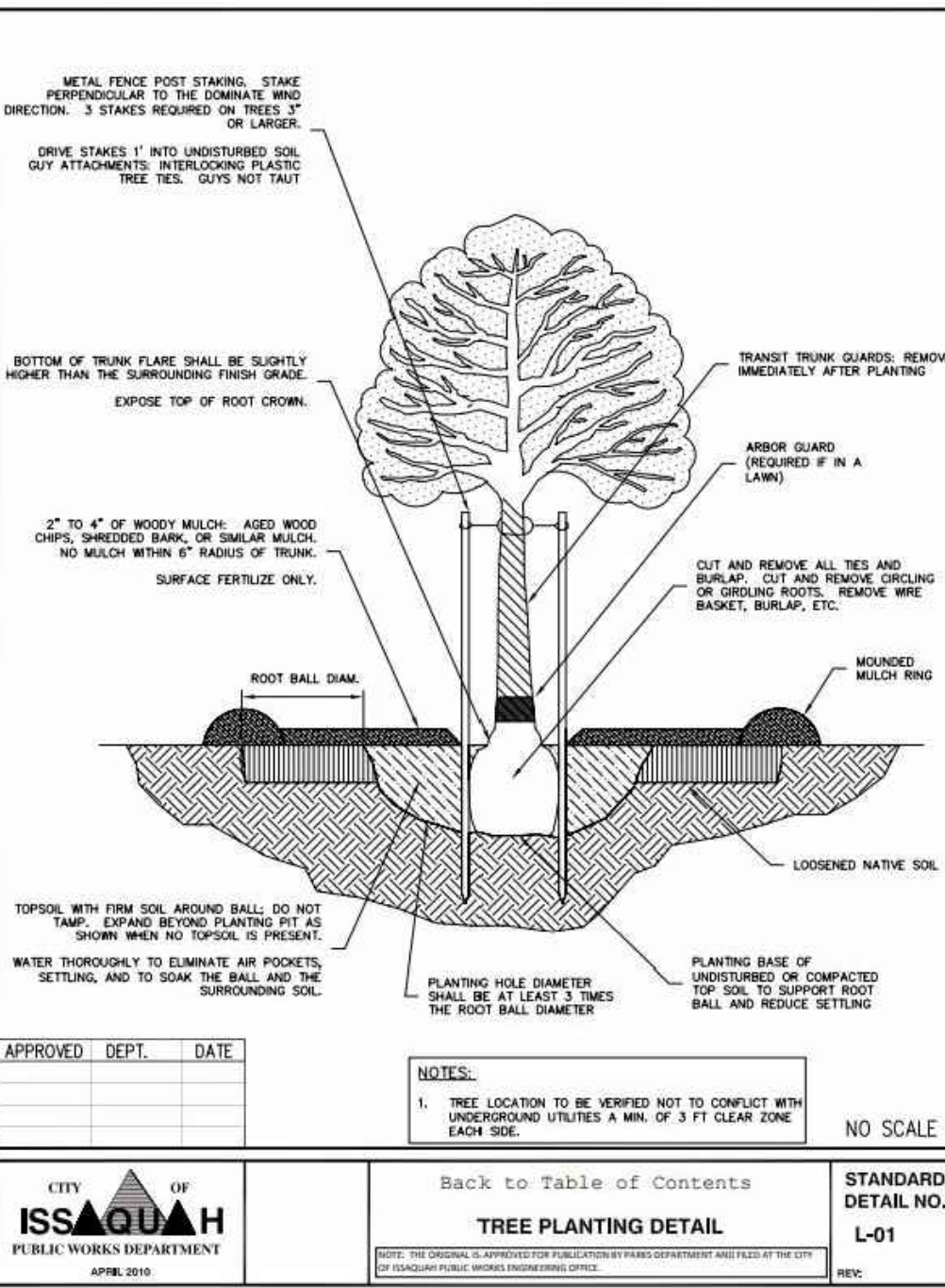
1 ROOT BARRIER TREE PLANTING  
1" = 1'-0" FX-PL-FX-TREE-12



4 PICNIC TABLE



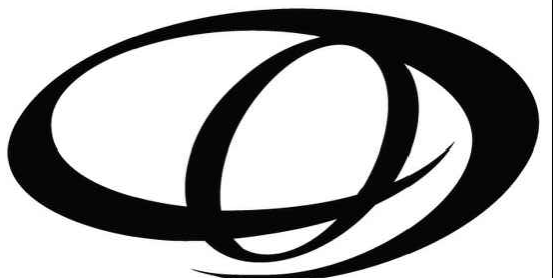
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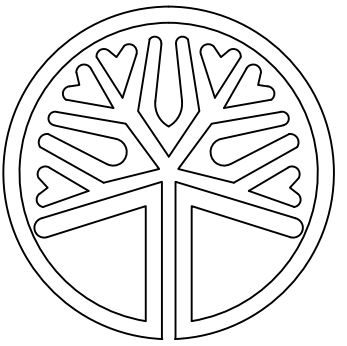
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5 SOCCER GOALS



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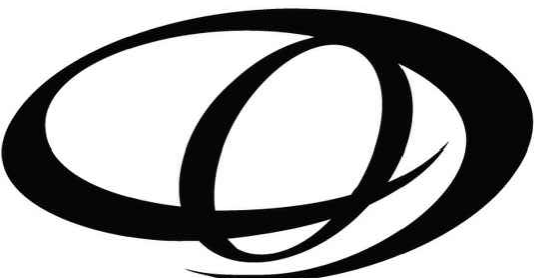
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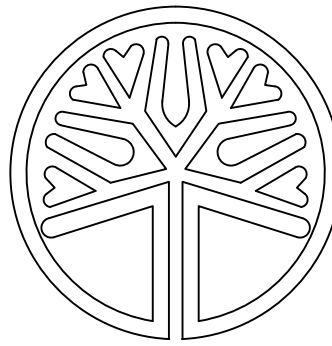


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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	4	Acer rubrum 'Bowhall'	Bowhall Maple	2" Cal.	B&B	SPACING AS SHOWN
	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	B&B	SPACING AS SHOWN
	13	Cornus nuttallii x florida 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	2" Cal.	B&B	30' O.C.
	3	Fraxinus oxycarpa 'Raywood' TM	Raywood Ash	2" Cal.	B&B	30' O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	10,080 sf	Turf Hydroseed	Hydroseed Sun/Shade Mix	seed		



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